

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|------------------------|
| 16 | -18 | SHERBORN ST, ARLINGTON |

OWNERSHIP

| | | | | |
|-----------|---------------------------------|--------|-------|------------|
| Owner 1: | HARRINGTON LEO W & CAROLYN M/ L | | | |
| Owner 2: | HARRINGTON KELLY A | | | |
| Owner 3: | | | | |
| Street 1: | 16 SHERBORN STREET | | | |
| Street 2: | | | | |
| Twn/City: | ARLINGTON | | | |
| St/Prov: | MA | Cntry: | | Own Occ: Y |
| Postal: | 02474 | | Type: | |

PREVIOUS OWNER

| | | | |
|-----------|----------------------------------|--------|--|
| Owner 1: | HARRINGTON LEO W & CAROLYN M & - | | |
| Owner 2: | HARRINGTON KELLY A - | | |
| Street 1: | 16 SHERBORN STREET | | |
| Twn/City: | ARLINGTON | | |
| St/Prov: | MA | Cntry: | |
| Postal: | 02474 | | |

NARRATIVE DESCRIPTION

This parcel contains 4,744 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2574 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |
| | | | |
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

[illegible]

| | | | | | | | | | | | | | |
|--------------|---------|--------------|------|-------------|-----|------------|----------------|-----------|--------|---------|------------|--------|---------|
| Total AC/HA: | 0.10891 | Total SF/SM: | 4744 | Parcel LUC: | 104 | Two Family | Prime NB Desc: | ARLINGTON | Total: | 449,856 | Spl Credit | Total: | 449,900 |
|--------------|---------|--------------|------|-------------|-----|------------|----------------|-----------|--------|---------|------------|--------|---------|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|--------------|-----------------|--------------------------------|------------|------------|----------------|
| 104 | 4744.000 | 599,600 | 4,900 | 449,900 | 1,054,400 |
| | | | | | |
| | | | | | |
| Total Card | 0.109 | 599,600 | 4,900 | 449,900 | 1,054,400 |
| Total Parcel | 0.109 | 599,600 | 4,900 | 449,900 | 1,054,400 |
| Source: | Market Adj Cost | Total Value per SQ unit /Card: | | 409.63 | /Parcel: 409.6 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2020 | 104 | FV | 599,700 | 4900 | 4,744. | 449,900 | 1,054,500 | 1,054,500 | Year End Roll | 12/18/2019 |
| 2019 | 104 | FV | 402,400 | 4900 | 4,744. | 478,000 | 885,300 | 885,300 | Year End Roll | 1/3/2019 |
| 2018 | 104 | FV | 402,400 | 4900 | 4,744. | 348,600 | 755,900 | 755,900 | Year End Roll | 12/20/2017 |
| 2017 | 104 | FV | 377,000 | 4900 | 4,744. | 303,700 | 685,600 | 685,600 | Year End Roll | 1/3/2017 |
| 2016 | 104 | FV | 377,000 | 4900 | 4,744. | 258,700 | 640,600 | 640,600 | Year End | 1/4/2016 |
| 2015 | 104 | FV | 335,200 | 4900 | 4,744. | 253,000 | 593,100 | 593,100 | Year End Roll | 12/11/2014 |
| 2014 | 104 | FV | 335,200 | 4900 | 4,744. | 208,100 | 548,200 | 548,200 | Year End Roll | 12/16/2013 |
| 2013 | 104 | FV | 349,000 | 4900 | 4,744. | 197,900 | 551,800 | 551,800 | | 12/13/2012 |

SALES INFORMATION

TAX DISTRICT

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|---------|
| 10/31/2018 | MEAS&NOTICE | HS | Hanne S |
| 5/6/2014 | External Ins | PC | PHIL C |
| 1/17/2014 | Info Fm Prmt | EMK | Ellen K |
| 1/8/2014 | Info Fm Prmt | EMK | Ellen K |
| 4/11/2013 | Info Fm Prmt | MM | Mary M |
| 12/30/2011 | MLS | EMK | Ellen K |
| 4/23/2009 | Measured | 163 | PATRIOT |
| 3/8/2000 | Measured | 263 | PATRIOT |
| 8/18/1993 | | MF | |

Sign: VERIFICATION OF VISIT NOT DATA / /

| Spec Land | J Code | Fact | Use Value | Notes |
|-----------|--------|------|-----------|-------|
| | | | 449,900 | |
| | | | | |



Patriot
Properties Inc.

USER DEFINED

| | |
|----------------|-------|
| Prior Id # 1: | 32379 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |
| | |
| | |

!3879!

PRINT

| Date | Time |
|----------|----------|
| 12/10/20 | 19:00:55 |

LAST REV

| Date | Time |
|----------|----------|
| 01/29/20 | 12:55:59 |

| |
|----------|
| mmcmakin |
| 3879 |

PAT ACCT.

| Notes |
|-------------------------------------|
| polyn Harrington put their 1/2 into |

EXTERIOR INFORMATION

| | | |
|---------------|------|----------------|
| Type: | 13 | - Multi-Garden |
| Sty Ht: | 2 | - 2 Story |
| (Liv) Units: | 2 | Total: 2 |
| Foundation: | 2 | - Conc. Block |
| Frame: | 1 | - Wood |
| Prime Wall: | 4 | - Vinyl |
| Sec Wall: | | % |
| Roof Struct: | 2 | - Hip |
| Roof Cover: | 1 | - Asphalt Shgl |
| Color: | GRAY | |
| View / Desir: | | |

GENERAL INFORMATION

| | | |
|---------------|------|-------------|
| Grade: | C | - Average |
| Year Blt: | 1925 | Eff Yr Blt: |
| Alt LUC: | | Alt %: |
| Jurisdic: | | Fact: |
| Const Mod: | | |
| Lump Sum Adj: | | |

INTERIOR INFORMATION

| | | | |
|----------------|---------------|--------------|----|
| Avg Ht/FL: | STD | | |
| Prim Int Wall: | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 2 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall: | | % Sprinkled: | |

MOBILE HOME

SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|------|-------------|---|-----|-----|----------|------|-----|------|------------|-----|-----|-----|------|-------|------------|------|-------|--------------|
| 3 | Garage | D | Y | 1 | 19X20 | A | AV | 1925 | 21.58 | T | 40 | 104 | | | 4,900 | | | 4,900 |
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